

Policy Plan

VACAVALLEY MEDICAL CAMPUS

NUT TREE ROAD AT ULATIS DRIVE, VACAVILLE, CA.

CITY OF VACAVILLE
COMMUNITY DEVELOPMENT DEPARTMENT
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POLICY PLAN

VACAVALLEY MEDICAL CAMPUS
Nut Tree Road at Ulatis Drive
Vacaville, California

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INTRODUCTION

This Policy Plan is the zoning instrument for the Vacavalley Medical Campus and is prepared pursuant to Section 17.55.020 of the Vacaville Municipal Code. The Policy Plan establishes land use regulations, site development standards, and performance standards, which are to shape future precise development plans for the project site. Additionally, the Policy Plan identifies a general procedure for the orderly provision of municipal services (water, sanitary sewer, storm drainage, streets, etc.), recognizing that the municipal infrastructure may fluctuate depending on other off site developments, and the implementation of the Medical Campus Master Plan. Lastly, the Policy Plan outlines the City of Vacaville governmental procedure for reviewing and approving future precise plan applications.

A. PURPOSE

Vacavalley Medical Campus is planned to fulfill the long standing identified need for a community hospital and associated supporting medical facilities to serve the City of Vacaville and surrounding communities. The campus site consists of 25 acres, of which, 7.6 acres is occupied by the 50 bed Vacavalley General Acute Care Hospital located in the northwest corner of the site. The campus is located at the east side of Nut Tree Road, bounded to the north by Ulatis Drive (future) and existing Burnes Canal to the south.

Primary staffing of the hospital and related medical services will be principally filled from the local community labor force. In concert with the community gateway concept, the future building architecture and landscape programs are to be developed to high quality design standards, creating a visually integrated campus complimentary to the contemporary image of the City of Vacaville.

B. POLICY PLAN GOALS

1. Vacavalley Medical Campus shall be designed as an integral part and complementary to the City of Vacaville.
2. The character and quality of the architectural and landscape programs shall reinforce the concept of a fully integrated and esthetically coordinated campus development.
3. The selected array of uses shall be complementary to the theme of a medical campus.
4. Development of the site shall respect the City of Vacaville General Plan, applicable City Land Use policies and standards, special required studies (i.e. acoustical reports, soils reports, etc.) and other applicable planning documents.
5. Precise development plans shall include proper provision of public services and facilities.
6. Site planning, building design and construction, and landscape installation shall consider feasible energy and resource conservation techniques.
7. Any identified on site potentially hazardous conditions for residents in the area shall be satisfactorily resolved or eliminated.
8. Landscaped buffer zones will be incorporated where the medical campus development abuts adjoining commercial or residential developments.
9. Internal traffic circulation shall be designed so as to be sensitive to traffic patterns on Nut Tree Road and the future Ulatis Drive.

C. LAND USE

1. The project goal is to develop an integrated medical campus to deliver health and medical services to meet community needs. Facilities will be developed to deliver services which meet the identified needs, and use may be changed to respond to the changing health care delivery system. Permitted uses within the area are as follows:
 - a. Acute care hospital
 - b. Medical, dental, and other health professional offices.
 - c. Ancillary medical service facilities (such as, laboratory, x-ray, imaging services, pharmacy, medical equipment and supplies, Etc.)
 - d. Ambulatory healthcare facility
 - e. Subacute and long-term care facility
 - f. Rehabilitation center
 - g. Mental health facilities
 - h. Day care facility
 - i. Conference/education center
 - j. Sports medicine, training and exercise facility
 - k. Parking (on-grade and structure)
 - l. Helipad (on-grade)
 - m. Health and medical program general administrative and support offices
 - n. Continuing care residential and congregate care facility
 - o. Food services which are provided primary to persons employed on the site, by visitors to the primary uses of the site, or are primarily health oriented.
 - p. Public and Quasi-Public Service Facilities.

2. Conditional uses, subject to notice to surrounding areas are as follows:
 - a. Any related uses which the planning director finds to be consistent with the intent of this article.
 - b. Mental health inpatient services which are separate from the acute care hospital facility.

D. SITE DEVELOPMENT STANDARDS

1. Height of Structures

The height of any structure shall not exceed 40 feet or three stories plus mechanical equipment whichever is greater.

2. Coverage

The maximum building coverage shall not exceed 50 percent of the total site gross area. It is understood that parking structures will be required in order to achieve the 50 percent coverage.

3. Building Setbacks

- a. Nut Tree Road frontage: Sixty (60) feet
- b. Ulati Drive frontage: Sixty (60) feet
- c. East property line: Forty-Five (45) feet
- d. South property line: Forty-Five (45) feet
- e. Internal sub-parcel line: Twenty (20) feet

Setbacks at the East and South property lines are for two story buildings. An additional ten (10) foot setback, for a total of fifty-five (55) feet, is required for a maximum permitted three (3) story building.

4. Parking and Loading Requirements

Off-street parking and off-street loading shall be provided as prescribed in Chapter 17.36 of the Vacaville Municipal Code.

5. Landscaping Requirements:

Landscaping will be used throughout the medical campus project to further the quality of the area, and to define the various interior streets, pedestrian ways, and open space areas. Revised Landscaping shall be used to: (1) define, screen, merge, separate or buffer various land uses; (2) improve the energy efficiency of buildings; (3) enhance the enjoyment and use of spaces around and among buildings; (4) screen, shade and soften parking areas or other broad expanses of paving; (5) provide an attractive setting for buildings and outdoor activities. Use of a mixture of large and medium scale deciduous and coniferous trees is proposed in conjunction with native plant materials to minimize irrigation requirements. The use of a landscape professional for further detailed design and planning is encouraged.

The area in the setbacks on Nut Tree Road frontage and Ulati Drive frontage will include landscaping of a minimum of forty (40) feet from the property line or curb. The East and South property line setbacks will include a minimum of twenty (20) feet of landscaping. These landscape areas will include street tree planting at the curb edge and other trees, shrubs, and plantings to visually soften the impact of the edge of the property.

6. Helipad Service

a. Design

- (1) The helipad shall be designed in accordance with Federal Aviation Administration Advisory Circular 150/5390-1B, "Heliport Design Guide," and the plans shall be approved by the Federal Aviation Administration and the California Division of Aeronautics.
- (2) A "Heliport Permit" shall be obtained from the California Division of Aeronautics prior to the commencement of use of the helipad.
- (3) The airspace required for helipad approach-departure paths shall be maintained free of trees and other landscaping in accordance with Federal Aviation Regulations Part 77, "Objects Affecting Navigable Airspace."
- (4) Future roads and buildings on the Campus shall either be located so as not to constitute obstructions to the helipad airspace or the helipad will be redesigned or relocated as necessary. Any such changes shall be submitted to the Federal Aviation Administration and the California Division of Aeronautics for approval.
- (5) The approach-departure paths shall be located so as to minimize the intrusion of helicopter overflights upon neighboring property, especially residential areas and schools. (See Figure 7)

b. Performance

- (1) The intended purpose of the helipad is to enable emergency transportation of patients to or from the hospital by helicopter. The helipad shall be designated and marked as private and use by the general public shall not be permitted.
- (2) The helipad shall be limited to use by helicopters having a rotor diameter of no more than 40 feet and an overall length of no more than 45 feet except under extraordinary circumstances in which no acceptable alternative landing site is available. (Note: this size accommodates helicopters now used or anticipated to be used by the California Highway Patrol and private air ambulance services.)
- (3) The helipad shall be open for use at all hours of the day. Appropriate lighting shall be installed and used for night-time operation.
- (4) A "Letter of Agreement" or similar document shall be established between the hospital and the operators of helicopters authorized to use the helipad. This document shall indicate the approved helipad approach-departure paths and other procedures for helicopter use of the facility.
- (5) No fueling of helicopters shall be conducted at the helipad. The approach/departure path to the northeast corner of the site (preliminarily shown on Figure 7 as Option A or B) will be designated in the future, based on the City-approved development plans for adjacent property.
- (6) The helipad shall be off limits to other than authorized personnel. To discourage access by unauthorized individuals, the gate to the helipad enclosure shall remain closed when the facility is not in use.
- (7) Under normal operating conditions, a maximum of five (5) helicopter approach-departures per month is permitted.

- (8) The helicopter operations will be subject to future monitoring, review and study by the City regarding negative impacts on the surrounding land uses. Under the current provisions of the City's Zoning Ordinance, the City may initiate modifications to the policy plan regarding the operation of helicopters at the hospital.

E. PERFORMANCE STANDARDS

1. Emissions and Air Pollution: No use shall be permitted which emits any air pollutant detectable by the human senses without the aid of instruments beyond the boundaries of the site or which endangers human health, can cause damage to animals, vegetation, or any other property beyond the boundaries of the site.
2. Noise: No use shall be permitted which creates any fixed point, permanent, non-residential, noise-emitting sound detectable beyond the boundaries of the site in excess of fifty (50) decibels, with the exception of the limited helicopter flights as provided under Section D. SITE DEVELOPMENT STANDARDS, Item 6 Helipad Service, in this policy plan.
3. Solid and Liquid Wastes: No solid or liquid wastes shall be discharged into a public or private sewage disposal system except in compliance with the regulations of the owner of the system. No solid or liquid waste discharges, other than into a public or private sewage system, shall be permitted except in accord with the requirements of the Central Valley Regional Water Pollution Control Board.
4. Refuse Collection Areas: All outdoor refuse collection areas shall be screened so as not to be visible from streets, freeways, and neighboring property. No refuse collection areas shall be permitted between a street and the front of a building.
5. Roof-Mounted Mechanical Equipment: Roof-mounted mechanical equipment shall be screened from view from surrounding properties by the roof of the building, or by a solid screen designed as an integral part of the building architecture. In no case shall the equipment height be greater than the height of the screen.
6. Lighting: Exterior lighting may be installed to identify entrances, highlight architectural or landscape features, or to promote on site safety or security. Lighting shall be shielded and directed so as not to cause glare off site. For uniformity, lighting fixture styles shall be standardized for all future developments.

7. Signage: A planned sign program shall be developed, approved by the Planning Director and added to this Policy Plan as an addendum. The intent of this policy is to be consistent with the City standards. The purpose of all signs should be to identify the business or service, reduce confusion for the motorists or pedestrians, enhance the facade of the building, and be consistent with the quality of the architecture. Every attempt should be made to prevent excessive and confusing sign displays especially those that may create a hazard for the approaching motorist. Definitions: for sign terminology refer to the City Zoning Ordinance Section 17.48.

8. Aviation Restrictions

- a. The dedication of an aviation easement allowing flight to occur in the airspace above the Policy Plan area shall be a condition of the subdivision or development of the Policy Plan area. The easement shall include provisions for regulating the generation of noise and the release or generation of aerial light or electrical emissions that could interfere with aircraft operation.
 - b. The development of the site shall comply with all FAR, Part 77 requirements and with Chapter 17.64, Nut Tree Airport Compatibility Standards, of the City's Zoning Ordinance.
9. Building Design: The general objective of the preceding standards is to provide for a high quality, contemporary site development. Building architectural solutions shall demonstrate quality, exterior design conforming to the established campus esthetic. The architectural program may be diversified permitting individual structures located within the campus to express themselves individually through the design of their facilities. However, each design shall appear as an integral part of the overall site development concept.

Site specific considerations should include views, solar and climate orientation, orientation to drives and pedestrian circulation routes, and the influences of already existing surrounding development. As accents and points of interest, special design features such as entrance drives, textured paving areas, entry plazas, pedestrian walkways and specialty lighting or sculpturing may be utilized. Landscaping or combination landscaping and mounding shall be used to soften building silhouette and diminish building mass.

F. DEVELOPMENT SCHEDULE

Although there is no established development sequence or timetable, it is anticipated that the development will generally progress as follows:

Current Development: Vacavalley Hospital to be completed Spring 1987

Future Development: Medical Office Building (30,000 S.F.)
South of Hospital

Additional Nursing Wing to Hospital

Additional Medical Offices adjacent to
initial Medical Office Building

Additional Medical Services

Parking as community growth and related
health care needs dictate.

G. ADMINISTRATION

1. Existing Municipal Approval Process

- a. The procedure for review and approval of this Policy Plan is outlined by Sections 17.55.030 through 17.55.060 of the Vacaville Municipal Code.
- b. Subdivision of land shall comply with the applicable regulations set forth in City Ordinance No. 623, the Land Division Ordinance, and Ordinance No. 573, the Subdivision Ordinance of the City.

2. Specific Development Plan Approval Process

- a. The Planning Director shall be authorized to issue approvals for design review, building and site development on lots of record provided the proposal follows the standards and criteria set forth in the Policy Plan. The determination of the Planning Director may be appealed to the Planning Commission.
- b. The Planning Director shall be empowered to authorize uses listed as conditional uses within the Policy Plan. In such cases, it is incumbent upon the applicant to prove that the proposed conditional use will not be injurious to the health, safety, and general welfare of the community. The Planning Director may establish appropriate conditions on conditional uses to assure this end.
- c. Approval of signs, minor site changes, and minor building alterations that are in conformity with the Policy Plan may be authorized administratively by the Planning Director.

H. PUBLIC FACILITIES

1. STREETS (See Figure 3)

- a. Nut Tree Road is to be widened along the project frontage to the City of Vacaville arterial street standards such that the east edge of the right of way is 50 feet from centerline and the face of curb is 40 feet from centerline.

The widening of Nut Tree Road from Summerfield Drive to Byrnes Canal will occur prior to the completion and occupancy of the next building on the project site. The widening of Nut Tree Road over Byrnes Canal is not required until the canal undergrounding occurs, unless the Nut Tree Road has been improved along the frontage of the property south of the canal (see paragraph 7 below).

- b. The south half of Ulatis Drive is to be constructed along the north boundary of the project to the City of Vacaville arterial street standards such that the south line of the right of way is 42 feet from the centerline and the face of curb is 32 feet from the centerline.

An additional eight (8) feet of widening and improvements along the North boundary, east of the Nut Tree Road/Ulatis Drive intersection, will be provided for a left turn lane from Ulatis Drive onto Nut Tree Road which will result in a right-of-way section of 50 ft. from centerline and a face of curb distance of 40 ft. from centerline.

The construction of Ulatis Drive will occur when either of the following occurs:

- (1) the property or a portion of the property to the North of Ulatis Drive is developed, or when the north half of the street improvements along Ulatis Drive are installed, then a proportional length of Ulatis Drive is to be completed, or
 - (2) the property to the East of this project is developed.
- c. As a project owner option, a street may be built over the undergrounded Byrnes canal.

2. WATER (See Figure 4)

A 12" water main is to be installed along Ulati Drive from the existing water main in Nut Tree Road to the east boundary of the project. Fire hydrants are to be provided as required by the Vacaville Fire Department.

3. SEWER (See Figure 5)

The project is to sewer to the existing 8" main in Nut Tree Road.

4. GAS, ELECTRIC, AND TELEPHONE

All three services currently exist in Nut Tree Road adjacent to the site. The services are to be extended to serve the site.

5. STORM DRAINAGE (See Figure 6)

The storm drainage pipes that were constructed with Phase I of this project from the site north to Ulati Creek were sized to accommodate the runoff from the entire project.

6. SITE GRADING

Due to the relatively flat terrain the grading of the site will generally be minimal, with the exception of the southeast corner, which will require a maximum of 6 feet of fill. The fill is required, because the land slopes down to the southeast corner, whereas the storm drainage is routed to the north.

Edges of the fill area shall be designed to provide a functional and attractive interface with the proposed uses of the adjoining properties.

7. BYRNES CANAL

An agreement has been entered into between the Solano Irrigation District and the project owners such that the Byrnes Canal is to be placed underground along the boundary of the project as soon as development occurs adjacent to it. The cost of the undergrounding is to be shared by the adjacent property owners.

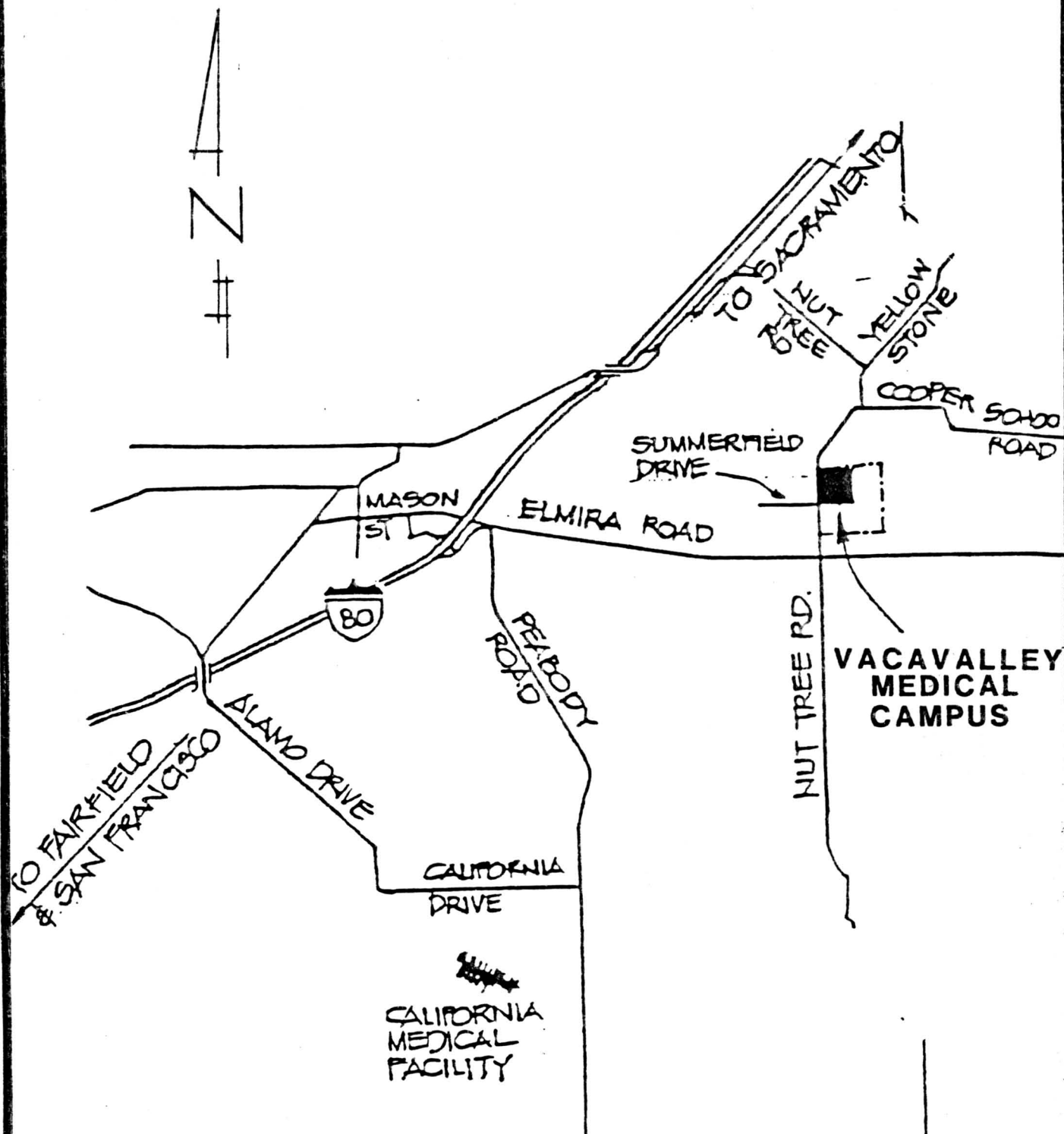
8. ADJOINING RESIDENTIAL AREAS

Site development adjoining residential areas shall be designed to provide visual "Buffering" utilizing the following methods:

- a. The construction of a six (6) foot high decorative masonry wall to act as both a sound and visual barrier.
- b. A minimum of twenty (20) feet of landscaping including trees and ground cover within the setback area.
- c. Buildings shall be setback a minimum of forty-five (45) feet for a two story structure and fifty-five (55) feet for a three story structure.

9. ON-SITE VEHICLE CIRCULATION

- a. Vehicle ingress/egress to the campus shall be limited to the main entrance from Nut Tree Road at Summerfield Drive. A secondary entrance from Nut Tree Road at Portsmouth Drive and a secondary entrance from Ulatis Drive at midpoint of site shall be permitted.
- b. Centralized parking areas shall be linked by a grid of 2-way secondary private drives. No parking shall be permitted within the secondary drive system.



LOCATION PLAN

FIGURE 1



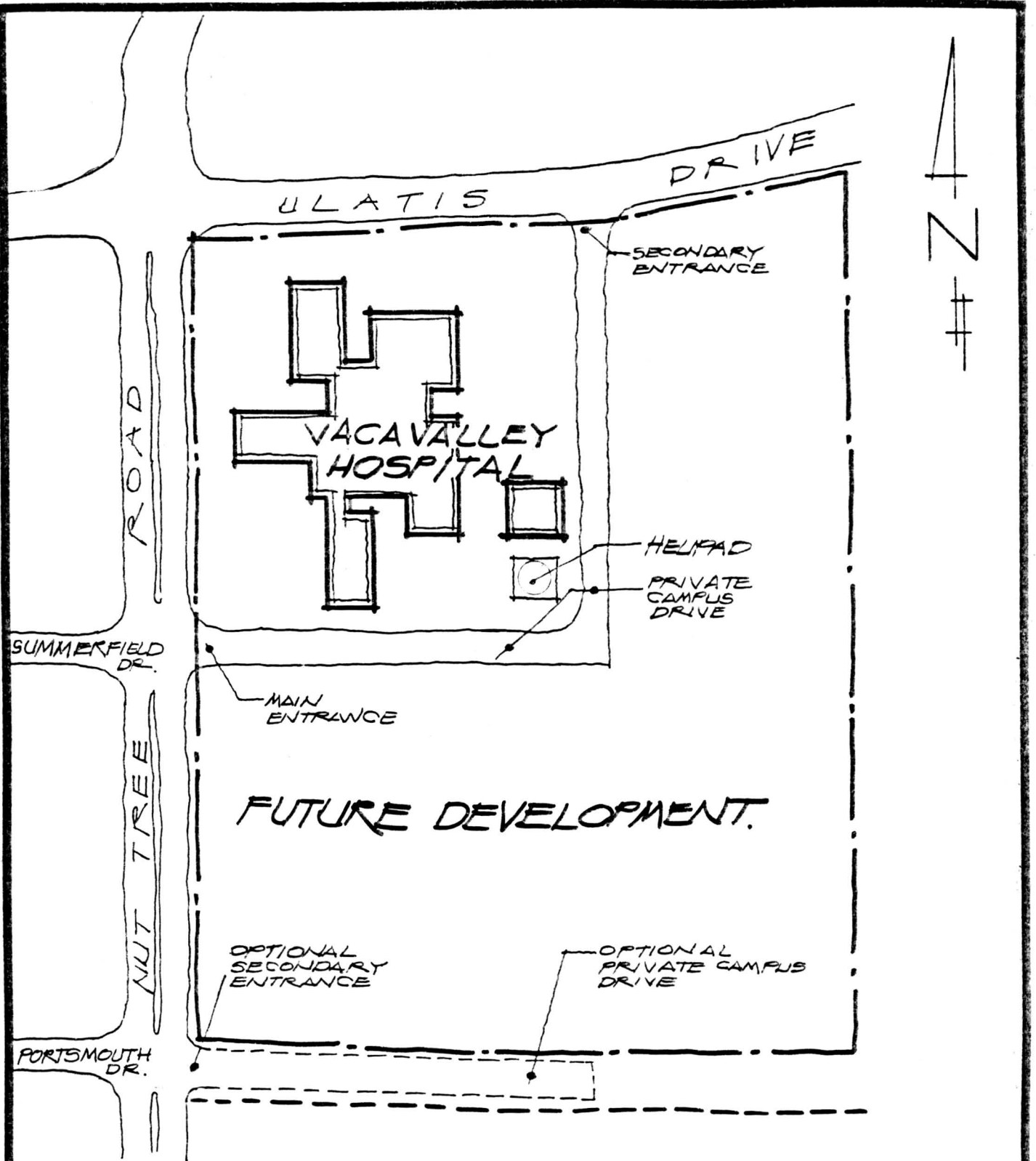
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Ontario, California 91764
714 983-9623

Date
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CAMPUS MASTER SITE PLAN

FIGURE 2



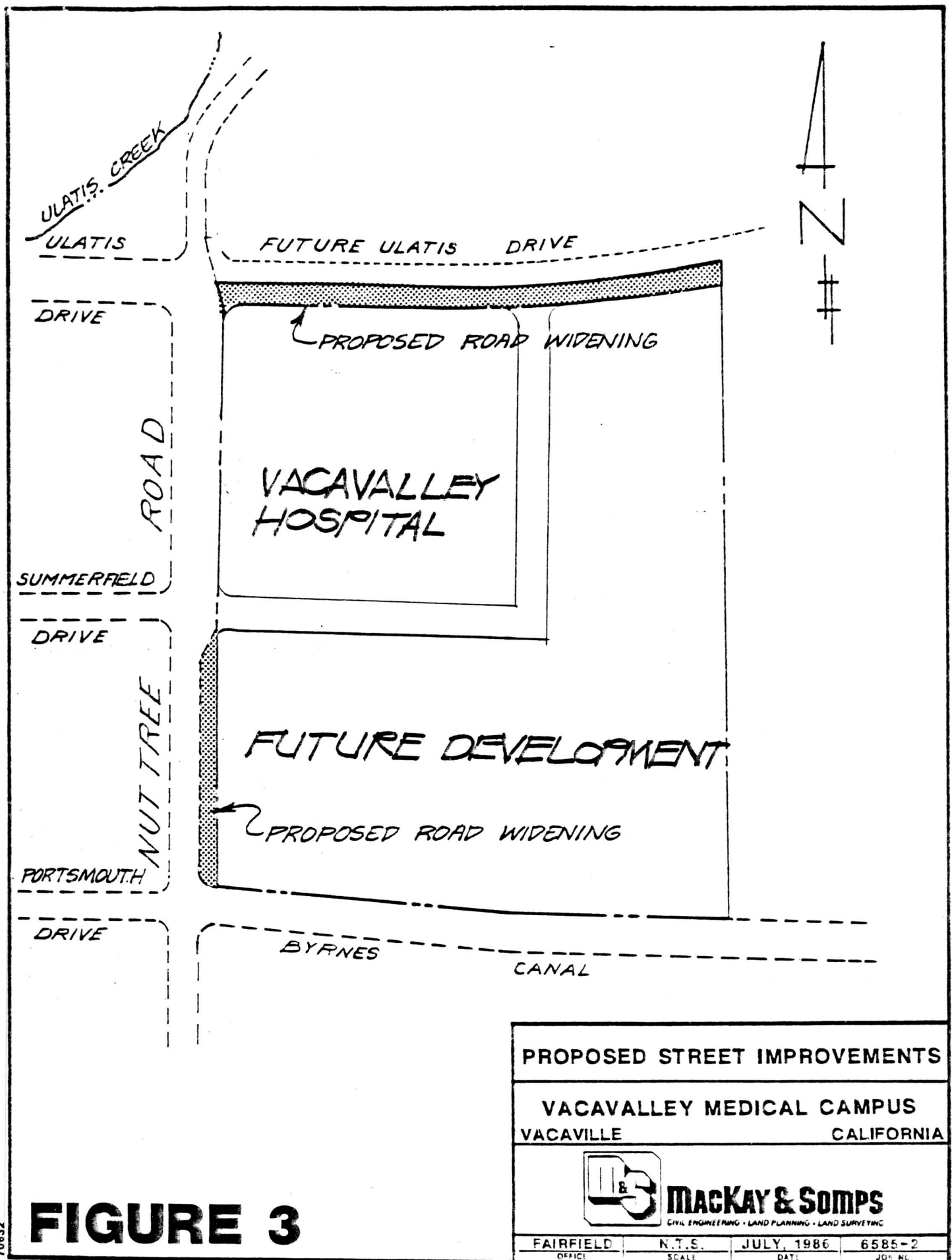
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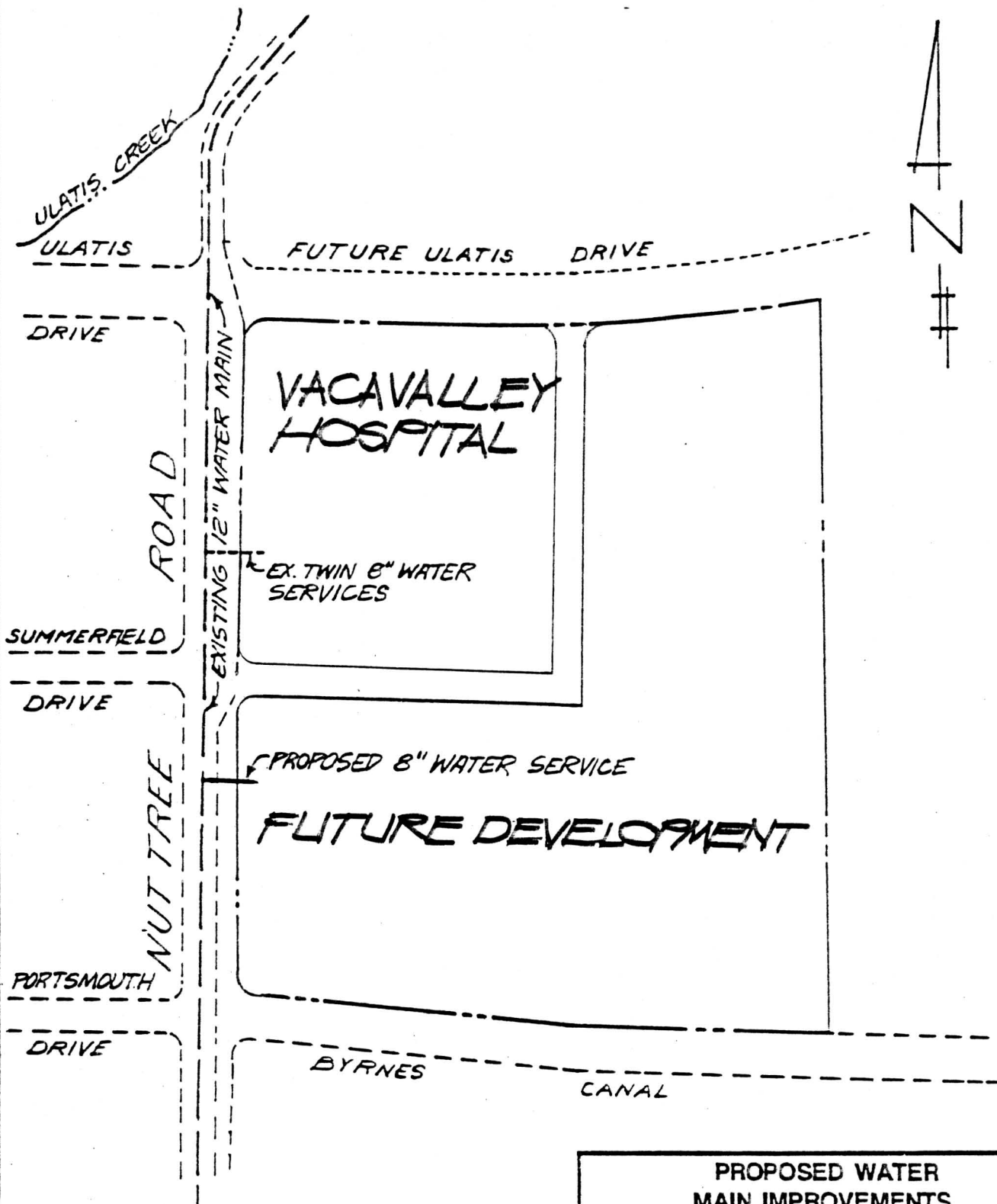
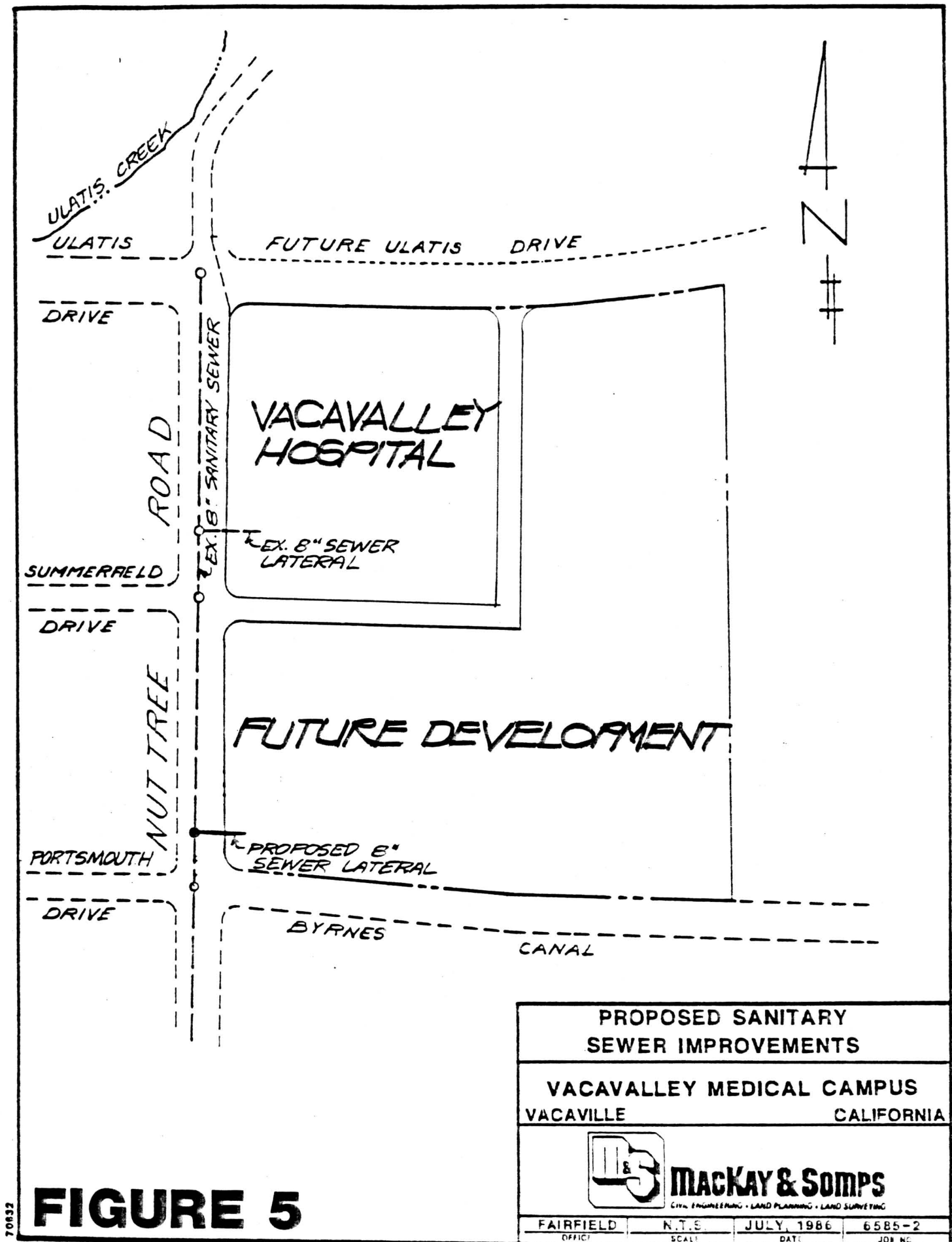


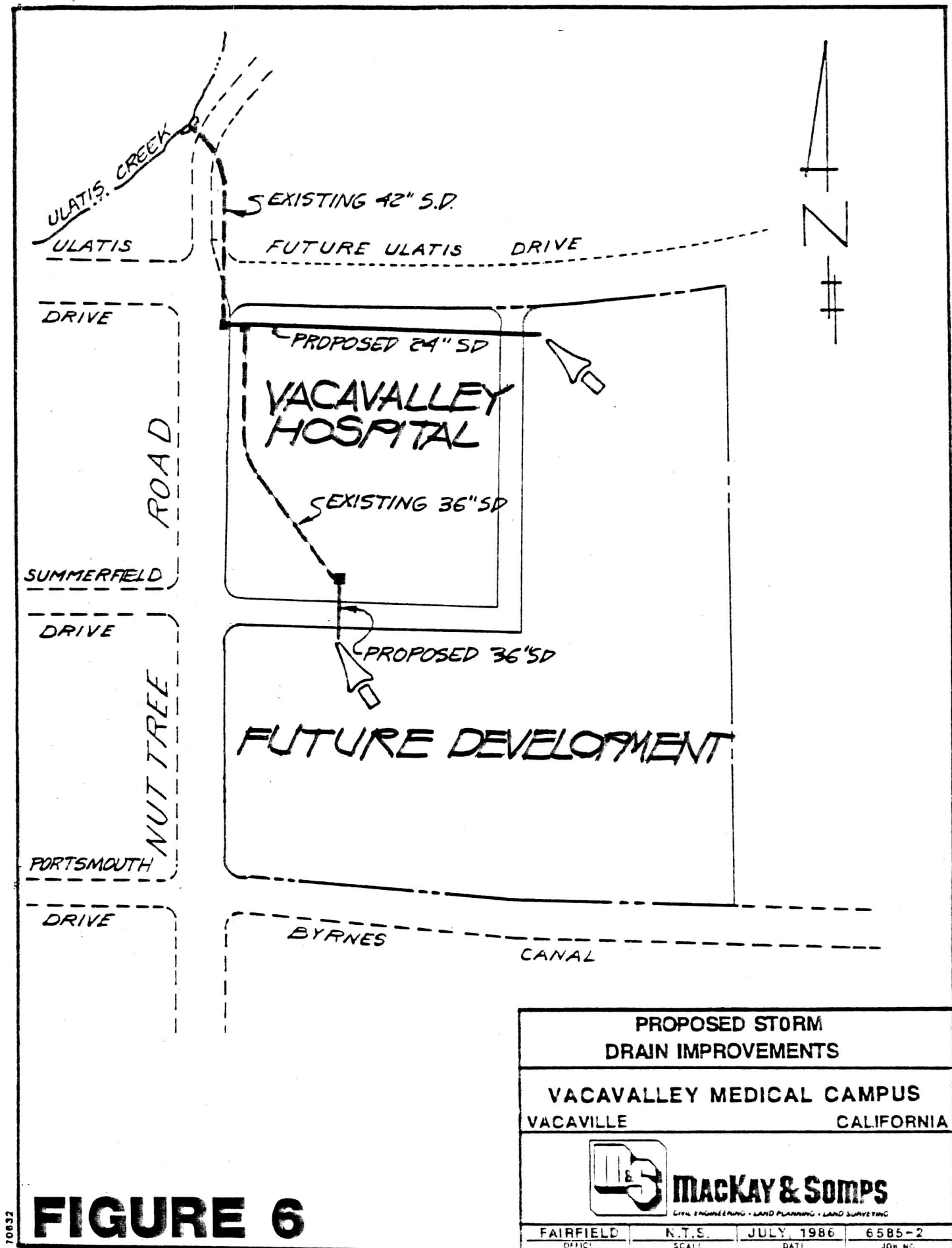
FIGURE 4

PROPOSED WATER MAIN IMPROVEMENTS			
VACAVILLE MEDICAL CAMPUS VACAVILLE CALIFORNIA			
 MACKEY & SOMPS CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING			
FAIRFIELD	N.T.S.	JULY, 1986	6585-2
OFFICE	SCALE	DATE	JOB NO.

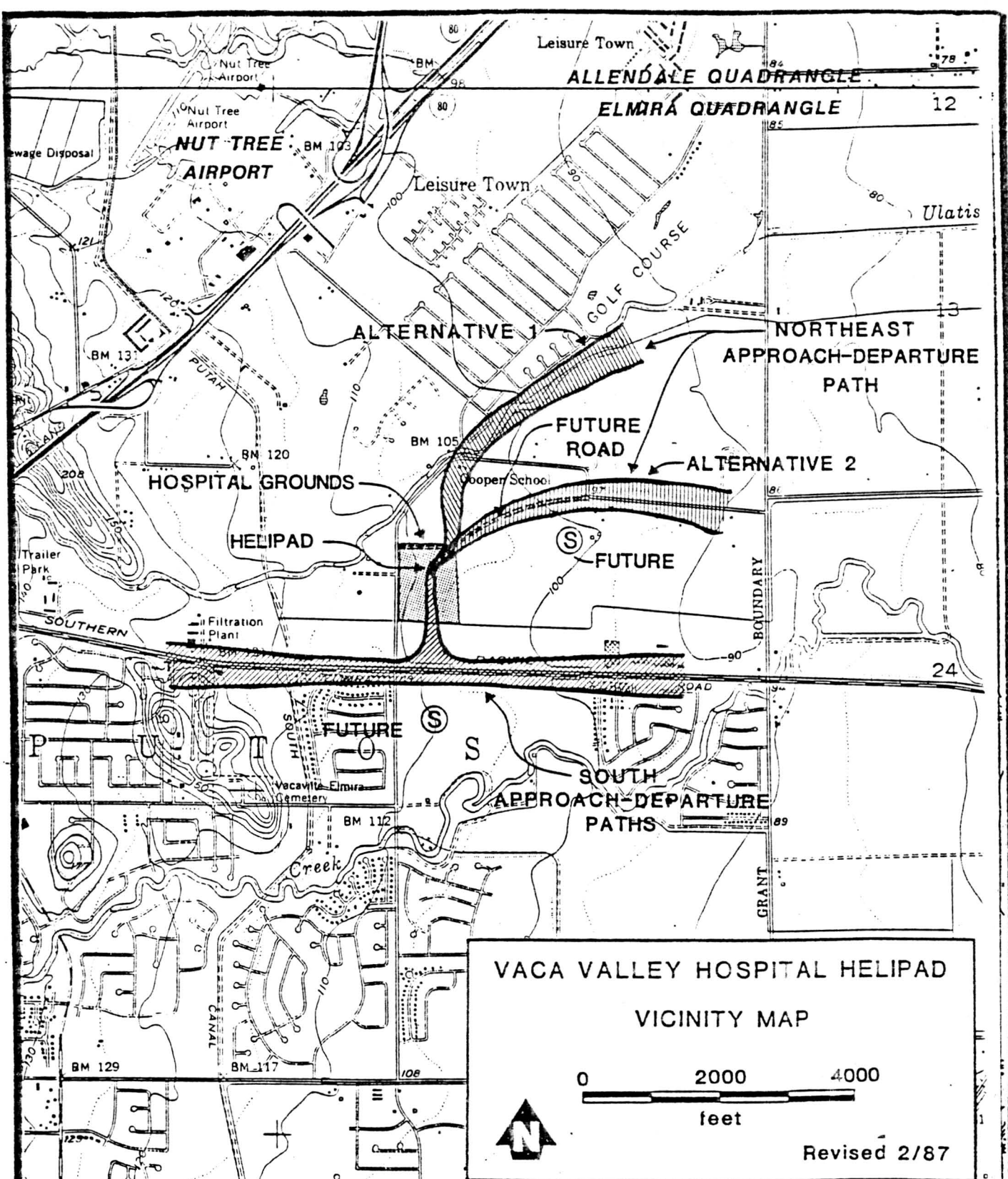
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HELIPAD APPROACH/DEPARTURE PLAN

FIGURE 7



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